

(DC1) DIRECT DEVELOPMENT CONTROL PROVISION

1. General Purpose

To accommodate the development of medium density Residential with limited low-intensity Commercial Uses.

2. Area of Application

Portions of SE 25-51-24-W4M containing 0.69 ha more or less; located in the Charlesworth Neighborhood shown on Schedule "A" of the Bylaw adopting this Provision.

3. Permitted Uses

- a. Apartment Housing
- b. Bars and Neighbourhood Pubs
- c. Cannabis Retail Sales
- d. Child Care Services
- e. Commercial Schools
- f. Community Recreation Services
- g. Convenience Retail Stores
- h. General Retail Stores
- i. Health Services
- j. Limited Group Homes
- k. Live Work Unit
- l. Major Home Based Business
- m. Minor Alcohol Sales
- n. Minor Home Based Business
- o. Personal Service Shops
- p. Professional Financial and Office Support Services
- q. Residential Sales Centre
- r. Restaurants
- s. Row Housing
- t. Speciality Food Services
- u. Stacked Row Housing
- v. Veterinary Services
- w. Fascia On-premises Signs
- x. Freestanding On-premises Signs
- y. Projecting On-premises Signs
- z. Temporary On-premises Signs

4. Development Regulations for Uses

- a. Total amount of Commercial Uses for the site shall be limited to 1,730 sq m.
- b. The maximum residential Density shall be 125 dwellings/ha.
- c. The Floor Area Ratio shall not exceed 2.5.
- d. The maximum Building Height shall not exceed 23.0 meters.
- e. Notwithstanding clause 4(d.) architectural elements that create focal point(s) within the development (for example clock towers or façade details) shall not exceed 27.0 meters.
- f. The minimum building Setback from the north and west property liens shall be 0.0 meters, and the maximum Setback shall be 4.5 meters.
- g. The minimum building Setback from the south property line shall be 5.5 meters.
- h. The minimum building Setback from the east property line shall be a minimum of 1.2 meters and shall be an additional 1.0 meter for each storey or partial storey.

- i. The following uses shall only be allowed where they are located primarily at Grade: Bars and Neighbourhood Pubs; Cannabis Retail Sales; Community Recreational Services; Convenience Retail Stores; General Retail Stores; Minor Alcohol Sales; Residential Sales Centre; Restaurants; Speciality Food Services; Veterinary Services.
- j. The following commercial uses shall be allowed at or above grade: Child Care Services; Commercial Schools; Health Services; Live Work Unit; Major and Minor Home Based Businesses; Personal Services Shops; Professional Financial and Office Support Services.
- k. Parking shall comply with Section 54 of the Zoning Bylaw.
- l. Minor Alcohol Sales shall comply with Section 85 of the Zoning Bylaw.
- m. Landscaping shall comply with Section 55 of the Zoning Bylaw.
- n. Signs shall comply with the regulations found in Schedule 59D of the Zoning Bylaw.

5. Site Design Regulation

- a. A minimum of 7.5 m² of Amenity Area per residential Dwelling is required, in accordance with Section 46 of the Zoning Bylaw.
- b. The development shall create a pedestrian-friendly environment, which may include entrance features, outdoor sitting areas, canopies, arcades, landscaping, and other features that lend visual interest and a human scale to development.
- c. Any canopies, arcades, or other attached building features shall be contained within the property and may be placed within the required setback.
- d. Loading, storage, and waste removal collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent sites or public roadways, in accordance with Section 55 of the Zoning Bylaw.

6. Building Design Regulations

- a. Façade treatment and general building design shall provide a similar architectural theme on all sides.
- b. Ground floor commercial Facades fronting onto a public right-of-way other than Ellerslie Road shall have display windows and entryways that front on to the public sidewalk associated with the public roadway, with clear glazing constituting a minimum of 50% of the Façade.
- c. Buildings developed with mixed commercial and residential Uses shall have separate commercial and residential accesses.